

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 18, 2016, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Manager Gary Esplin
City Attorney Shawn Guzman
Deputy City Recorder Annette Hansen**

ABSENT:

Councilmember Jimmie Hughes

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Parker Smith from Boy Scout Troup 532 and the invocation was offered by Reverend Jimi Kestin.

Dixie Elks Lodge #1743 representatives presented Mayor Pike and Parks Department Manager Kent Perkins with a check in the amount of \$8,000 for the All Abilities Park. Mayor Pike thanked them on behalf of the City and Council for their generous donation. Kent Perkins stated that this money was earmarked for the "Hands That Built the Park" wall, where children with special needs will be able to place their handprint in the wall, making it a special monument to these children. He personally thanked the Elks Lodge for their support. Mayor Pike also expressed appreciation for all the Elks Lodge does in supporting education through scholarships as well and thanked them for their generosity.

Mayor Pike recognized students from Dixie State University attending the meeting who are studying to become teachers and expressed his appreciation to the noble profession of teaching and explained the profound impact teachers have on their students.

FINANCIAL REPORT:

Consider approval of the January, 2016 financial report.

City Manager Gary Esplin presented the financial report for January 2016.

MOTION: A motion was made by Councilmember Randall to approve the January 2016 financial report as presented.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for construction of the Fleet Maintenance facility building project.

City Purchasing Manager Connie Hood presented the bid award for the fleet maintenance building. She stated that 5 bids were submitted all fairly close in bids. The lowest bid came in at \$1,751,121

from AJ Construction. She explained that this is just under budget so it leaves very little room for change orders or contingency. This project is included in the current budget.

Mayor Pike mentioned that they have looked closely at costs to contract out the maintenance of the City's vehicles, but it makes much more economic sense to repair and maintain the vehicles ourselves, and also there are times when waiting to get something such as a fire truck fixed is not an option. He commended the great mechanics and employees of the fleet division and their ability to maintain the vast variety of motorized equipment the city owns.

MOTION: A motion was made by Councilmember Arial to award the bid for the construction of the Fleet Maintenance facility building project to AJ Construction for the amount of \$1,751,129.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider approval of an agreement with Western Rock to perform the annual Re-Use Center crushing operation.

City Purchasing Manager Connie Hood presented the annual contract bid for crushing approximately 13,000 tons of concrete and asphalt at the Re-Use Center to produce recycled aggregate material that will meet City specifications for ¾" road base.

MOTION: A motion was made by Councilmember Randall to approve the annual agreement with Western Rock for the re-use center crushing operation for the amount of \$64,900.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

**APPOINT REPRESENTATIVES TO THE CONTROL BOARD OF WASHINGTON COUNTY
SPECIAL SERVICE DISTRICT NO. 1 (SOLID WASTE)/RESOLUTION:**

Consider approval of a resolution appointing representatives to the Control Board of Washington County Special Service District No. 1 (Solid Waste).

City Manager Gary Esplin explained that this is a resolution to appoint the Mayor and Council as representatives of the City to the Administrative Control Board of the Washington County Special Service District No. 1 for solid waste.

MOTION: A motion was made by Councilmember Randall to approve the resolution appointing representatives to the Control Board of Washington County Special Service District No. 1 as presented.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

**ELECTRIC REVENUE REFUNDING BONDS/RESOLUTION:
CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ST. GEORGE CITY, UTAH, AUTHORIZING THE ISSUANCE AND SALE OF
NOT MORE THAN \$51,000,000 AGGREGATE PRINCIPAL AMOUNT OF ELECTRIC
REVENUE REFUNDING BONDS, SERIES 2016 AND RELATED MATTERS.**

City Manager Gary Esplin explained that approval of this resolution would allow the city to try and get the \$47 million in Energy Services debt for the Millcreek Generation plant refinanced. The current bond market is favorable to allow a significant savings if everything gets approved and to the market before it changes. He recommended using George K. Baum as the underwriter as they are the most knowledgeable in the electric business and specialize in issues such as this.

Mayor Pike explained briefly how the generation plant operates and the extreme cost of the specialized jet engines used there. He expressed appreciation to the City Manager and the bond consultant for working on this to save the city a significant amount of money.

MOTION: A motion was made by Councilmember Arial to approve the resolution authorizing the issuance and sale of not more than \$51,000,000 aggregate principal amount of electric revenue refunding bonds, series 2016 and related matters; and appointing George K. Baum as the underwriter.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

**ALCOHOL LICENSE:
Consider approval to change the alcohol license holder for the Walgreens #07052 located at 391 West St. George Boulevard and Walgreens #11674 located at 1849 West Sunset Boulevard. Amelia Legutki, applicant.**

City Manager Gary Esplin explained that this is not a new license but rather a change of license holder. The applicant meets all requirements and the Business License Department recommends approval.

MOTION: A motion was made by Councilmember Randall to approve the change of alcohol license holder for Walgreens as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

MUNICIPAL WASTEWATER PLANNING PROGRAM SELF ASSESSMENT:

Consider approval of a resolution accepting the Municipal Wastewater Planning Program Self-Assessment.

City Wastewater Manager Scott Taylor explained that the Division of Water Quality requires the city to perform a self-assessment of the wastewater system each year. The self-assessment evaluates wastewater collections system, wastewater treatment plant, planning, and financial status of the system. He stated that the system is in good condition but the major issue is the age.

MOTION: A motion was made by Councilmember Arial to approve the resolution accepting the Municipal Wastewater Planning Program Self-Assessment as presented by staff.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change request to rezone approximately 2.52 acres generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive from Planned Development Residential to R-1-10. Development Solutions Group, applicant.

Planning and Zoning Manager John Willis explained that the proposal is to adjust the development plan to follow the streets. No additional units are being proposed, and the Planning Commission recommends approval.

Mayor Pike opened the public hearing for comments. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Baca to approve the ordinance to rezone approximately 2.52 acres located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive from Planned Development Residential to R-1-10 as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change request to rezone approximately 20 acres generally located north of the logical extension of Crimson Ridge Drive from Agricultural to R-1-8. Development Solutions Group, applicant.

Planning and Zoning Manager John Willis presented the zone change as contained in the Council packet.

Mayor Pike opened the public hearing for comments. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the zone change as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - e
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:

Public hearing to consider amending the General Plan from Medium Density Residential, Low Density Residential, and Commercial to Professional Office on 4 acres generally located at the northwest corner of the intersection of 1450 South and 3000 East Street. IHC, Health Services, Inc.

Planning and Zoning Manager John Willis presented the General Plan amendment to the Council stating that the applicant proposes to modify the General Plan Land Use Map to support professional office at the location. The original proposal was approximately 6 acres of commercial, however; after listening to the concerns from public the applicant reduced the acreages to 4 acres and changed land use designation to PO (Professional Office). He stated that Planning Commission reviewed and recommends approval. He noted that there were several letters from citizens in the area that were included in the Council packet for consideration.

Mayor Pike wished to mention that he works for a company called Select Health which is a subsidiary of IHC who is the applicant today being represented by Mr. Uriona. He has talked with City Attorney Shawn Guzman and he does not stand to benefit from either outcome of this matter. He stated that he doesn't typically vote, but it is possible that in the absence of Councilmember Hughes and in event of a tie-breaker he may be required to, so on advice from counsel he is planning on participating fully in the proceedings on this matter today.

IHC representative and Corporate Real Estate Director Tom Uriona addressed the Council. He stated that they have been looking for a site in this general area for a few years now to continue to serve the community as it continues to grow. This site made the most sense for many of different reasons. He mentioned that he has met with some of the neighbors in a positive and productive way and feels that they have a better understanding of what they are trying to accomplish here while still maintaining a buffer for their residential properties. He stated that this would be a medical clinic similar to the one on Sunset Boulevard. He also mentioned that in accordance to the

wishes of the neighbors, there would be a privacy wall installed between the clinic and the remainder of the property. Then when it makes sense for the remainder of the property to be developed residential they will work with the developers to make a permanent one happen

Councilmember Randall inquired if this would be an Instacare like the one on Sunset and the hours of operation. Mr. Uriona stated that it is a Primary Care and an InstaCare, and the Instacare remains open until 9 pm.

Councilmember Bowcutt asked if there was a height restriction on the barrier to be created. Planning and Zoning Manager John Willis stated that per city ordinance, when a commercial area is adjacent to residential they require a 6 foot privacy wall in addition to a 10 foot landscape buffer around it.

Mayor Pike opened the meeting to public hearing for comments.

Resident Richard Deuce addressed the Council and stated that he has met with Mr. Uriona who has been very helpful and answered many questions. He gave a history of the property and the Master Plan and zoning changes of the area proposed over the years. He talked about the residents who live in the area and their concern for having a commercial complex next to their homes when they were under the impression that the area would remain residential. He felt that this change would cause increased noise, traffic, and light pollution in the neighborhood. He stated that he felt there wasn't a need for this type of business in the area. He expressed for the safety of the children who walk to school in the area.

Resident Brandon Henderson addressed the Council and explained that his was one of the first homes to be built in the area. Since that time the area has changed considerably and is concerned with maintaining the integrity of his neighborhood. He stated that he is not necessarily opposed to the changes, but he is concerned with the three streets that tie into the neighborhood that have dead ends. He expressed concerns that the street situation be finished correctly to maintain property values in the area.

Resident Richard Denhalter addressed the Council with concerns about having a business in a residential area. He stated that he and several other residents have met with the developer stated that the remaining 7 acres that would not be used for the project would be left as low-density residential as they would not be using that portion and even offered a deed restriction to do so and residents were pleased with this option. He stated that there are three dead end roads that end at this parcel which concerns him. He expressed concerns about the Phase 1 environmental study where is mentioned that there may contain clay in the soil which he felt would make it unsuitable to build a large building such as this in the area. He also had concerns with findings of an old agricultural gasoline tank that was buried on the property and the cost to remove it may be prohibitive to the project at a later time, leaving the zone changed and open to a different type of business locating there. He stated that he felt that IHC would be a good neighbor and would do a good job with construction, but he felt that this was not needed in this area.

Mayor Pike stated that when Council drafts a General Plan they carefully consider what to put in each area, growth projections, and traffic concerns. He mentioned that there are plans to build four new schools in this Little Valley-Washington Fields area so traffic is already going to increase due to this. Things are always changing and he feels like our community is one base on sharing and growing together.

Resident Todd Jones expressed concern about the one acre parcel that was already zoned commercial. He felt that if a mini-mart were to be built on that area it would really be a detriment

to the neighborhood and believes that making this is residential area a good compromise. He expressed appreciation to Mr. Uriona for taking the concerns of the neighbors into account in the planning of this.

City Attorney Shawn Guzman stated that this proposal is for a Professional Office and not Commercial, so that would change that particular designation with the passing of this ordinance. In a PO zone a mini-mart would not be acceptable use.

Applicant Tom Uriona then addressed the residents' concerns. He stated that the mentioned environmental concerns expressed have already been addressed and that they will not be an issue in the construction of this project.

Hearing no further comments, Mayor Pike closed the Public Hearing.

City Manager Gary Esplin stated that when this land use was done, there was nothing in the area. In good city planning you need areas of commercial and residential to eliminate traffic congestion on roads. He mentioned that with the new schools planned for the area, traffic is going to increase on these roads whether the business goes into this area or not. From a planning standpoint, nobody is going to want to build residential in this area due to that fact. He felt that this was a good transitional option for the area. His recommendation is to do away with the commercial zone in this area and make the entire portion professional office. He also mentioned that there are already plans for a traffic signal on 1450 South and 3000 to be installed long before the IHC building is complete, as he believes this is the next one on the list. He also addressed the concern about the dead end streets. The city has a policy in place to not allow private streets because of the need to create fluid and interaction between neighborhoods and this plan would make sure they are not left unconnected.

Councilmember Bowcutt appreciated those citizens that come with facts and figures to express their concerns. It shows they understand the issue and appreciate their efforts and voicing their opinions.

Councilmember Baca mentioned that he was grateful for the opinions and concerns expressed by the public and felt that their concerns are valid. He stated that he believes the developer has been very cooperative in addressing these concerns.

MOTION: A motion was made by Councilmember Baca to approve the General Plan amendment from Medium Density Residential, Low Density Residential, and Commercial to Professional Office on approximately 4 acres generally located on the northwest corner of the intersection of 1450 South Street and 3000 East Street as presented.

SECOND: The motion was seconded by Councilmember Bowcutt
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:

Public hearing to consider amending the General Plan from Low Density Residential and Flood Plain to Commercial on approximately 6.30 acres generally located west of the intersection of 1450 South Street and River Road. Steve Sheffield, applicant.

Planning and Zoning Manager John Willis presented the General Plan amendment to the Council. He stated that commercial development makes sense in this area because it is located within the flood plain, but is located out of the flood way. Typically the city allows for commercial development to be located in the flood plain as long as they are 18 inches above the finished flood elevation. He presented images of the site.

Mayor Pike opened the public hearing for comments.

Resident Greg Murray expressed concerns with the perimeters of the commercial development. City Manager Gary Esplin explained that would come later with a zone change request, so as of this point there is no way of knowing. Mr. Murray also expressed concerns about commercial in this flood plain area and how it would be protected. City Manager Gary Esplin reiterated that these concerns would be addressed with a zone change.

Mayor Pike stated that if residential were to go in this area he would be very concerned, and feels that commercial development in this area is much more suitable. Commercial developers know the risks of these areas much more and are able to take greater precautions for flooding.

Hearing no further comment, Mayor Pike then closed the public hearing.

Councilmember Baca stated that it was his understanding that the erosion protection and hazardous report that was filed when they did the Jiffy Lube and the Maverick included this portion on the west side and asked if staff knew of any amendments done.

City Manager Gary Esplin stated that an amendment to the plan was approved at that time. This action just allows the developer to go further. He explained that there will be flooding in this area, but felt that it would be much better to have flooding and erosion in parking lots than homes.

MOTION: A motion was made by Councilmember Arial to approve the ordinance amending the general plan as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE AMENDMENT/ORDINANCE:

Public hearing to consider a fourth zone change amendment request to the Atkinville Interchange Zone Plan to add a planned development residential neighborhood within the milepost 2 interchange area. The property is located along Interstate 15 to the east, Sun River Parkway to the north, a future city park and the Atkinville Wash to the south, and Arrowhead Canyon Drive to the north and is approximately 51.95 acres. Darcy Stewart, applicant.

City Planner Ray Snyder presented the zone change to the Council for the proposed residential neighborhood. He stated that it would be a development independent of the Sun River development with their own homeowners association called "The Villas", also age restricted. He presented the colors and materials board. He also explained that this project includes a request for short term rentals and private streets. He stated that the applicant has provided a complete narrative regarding the proposal and request. He then presented the developers signage plan, dimensions and locations. Planning Commission recommended approval upon the conditions presented.

City Attorney Shawn Guzman brought up the short term rental option and reiterated that 100 units must be completed before they can start leasing as short term rentals under the city's current ordinance requirements.

Applicant Darcy Stewart addressed the council and stated that nearly the entire project is designed for twin family homes, but asked for the rental options to allow for a little flexibility should they need it. He stated that their intent is to go ahead with the amenity right away before the 100 units were complete. Short term rental options and need to complete 100 units before they can do this was discussed and the option of resort overlay was talked about. Mr. Stewart also stated that given the location and the lack of need for circulation, the private streets would be the best option here and felt that they have demonstrated their competence in maintaining the current private streets in Sun River.

City Manager Gary Esplin explained several different reasons why previous councils decided to prohibit private streets, namely connectivity between neighborhoods and developments, gating, street width, standards of streets and maintenance issues.

Councilmember Bowcutt wished to clarify for the record if council approves the private streets, in the future which must be done on an individual basis and can't be citywide that they ok private streets. He also expressed concern with 45% of the units being available for the rental pool mainly because of parking issues it might create along Arrowhead Canyon Drive.

Mr. Stewart stated that his intent is not to develop a community of rental units, but to develop a beautiful residential community. He knows that people will chose to rent their properties regardless, and this would allow them to do so without violating the laws of the city. He stated that Sun River does have their own HOA management company who will manage this community as well. He also mentioned the streetscape they plan on putting in along Arrowhead Canyon he feels will make it one of the most beautiful streets in St. George when the landscaping matures. He reiterated that the intent is to create a beautiful community that all will be proud of in years to come. He also mentioned that there will be no lots fronting Arrowhead Canyon Drive, so parking on that street should not be a major issue.

Mayor Pike stated he liked the idea of allowing for the application of short term rentals that are needed in this area and feels this is the proper way to develop it.

Mayor Pike opened the public hearing for comments.

Sun River resident Charles Job addressed the Council and stated that their concern about private streets is unnecessary, as he feels Sun River has demonstrated their competency in maintaining the streets and feels that they help people and communities become closer together. He expressed concern with the high number of proposed rentals when they are building hotels down the street. He also expressed concern about the density and if the developer decided to increase it. City Manager Gary Esplin explained that they can't go higher, they can only go lower. He inquired when the CC & R's are submitted and City Attorney Guzman explained that when the final plat comes in and cannot be changed later on. He thanked Council for answering his questions and felt that this was an acceptable use for the area.

Resident Vicki Edwards addressed the Council with her concerns about the increased traffic in this area when this development is complete. Asked that council look closely at the traffic study and take that into consideration. She also expressed concerned about who is going to be managing the

rentals, and felt it was necessary to have a professional management company on site to avoid any issues.

Mr. Stewart stated that the intent is to not allow any rental to take place outside of the HOA management company, and they are looking at either deed restrictions or CC&R restrictions that specifically state that they must go through the HOA management company to rent out their unit to control it very carefully.

Councilmember Arial expressed appreciation to the developer for their professionalism and responsibility and think this project is well planned and a great asset to the community and commended the developer for taking the initiative to do things in a professional way.

Resident Arnie Breitenbach asked the Council to consider increasing public law enforcement presence on Arrowhead Canyon Drive where it is a 30 MPH zone and he stated that people often speed on that road. With this development it will increase traffic along this road. He also expressed concerns about availability of water in the area for this development.

Mayor Pike stated that the city does not intend to stop growth. It will happen. City Manager Gary Esplin explained that as part of the building process the developer has to make sure there is adequate water for the development.

Resident Sandy Breitenbach expressed concerns with the road on Arrowhead Canyon and Sun River Parkway. She felt that a traffic light should be installed in that area because of the danger to pedestrians crossing the five lanes of traffic there. She also expressed the need for a painted crosswalk there.

City Manager Gary Esplin explained that traffic studies would be done as part of the development and that would determine if a traffic light would be warranted in the area.

Mayor Pike stated that even though the crosswalk isn't painted, it is still technically a crosswalk. He mentioned that he would have staff look at the area and see if a painted crosswalk would be a possibility there.

Hearing no further comment, Mayor Pike then closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the zone change amendment as presented with planning commission recommended conditions that there be 100 completed units with amenities before there can be any short term rentals, and all rentals will be controlled through a sole professional management company; and to allow the construction of private streets in the development as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

Mayor Pike then called for a 10 minute recess.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to manage and operate a tattoo shop at 1250 West Sunset Boulevard, Suite B1; property is zoned C-3. Brian Mitchell, applicant.

Planning and Zoning Manager John Willis presented the conditional use permit as outlined in the Council packet. Planning Commission recommended approval based on conditions that there not be a smoke shop and that applicant follows all city business licensing regulations.

Applicant Brian Mitchell addressed the Council and answered questions proposed by Councilmembers.

MOTION: A motion was made by Councilmember Arial to approve the conditional use permit for a tattoo shop located at 1250 West Sunset Boulevard as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Planner Ray Snyder stated that at meetings held on February 9, 2016, the Planning Commission recommended setting public hearings on March 3, 2016 to consider a request to rezone approximately 4.78 acres located on 450 North Street between 2480 East and 2720 East from R-1-7 to Planned Development Residential.

MOTION: A motion was made by Councilmember Randall to set the public hearings for Planning Commission as presented.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Assistant Public Works Director Wes Jenkins presented the lot line adjustment located on the northeast corner of 100 West and 250 North. He remarked that the applicant is making the two parcels more equivalent in size.

MOTION: A motion was made by Councilmember Randall to approve the lot line adjustment located at the northeast corner of 100 West and 250 North as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Assistant Public Works Director Wes Jenkins presented a lot line adjustment between two parcels located at the north end of Pioneer Road north of the Bloomington Wal-Mart. The property is zoned PD-C.

MOTION: A motion was made by Councilmember Arial to approve the lot line adjustment for commercial property at north end of Pioneer Road as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Assistant Public Works Director Wes Jenkins presented a lot line adjustment located at the northwest corner of the intersection at 400 East and Sunland Drive, east of Furniture Row. He stated that the purpose of this lot split is to accommodate the zoning ordinance for the placement of a sign on the larger parcel of land.

MOTION: A motion was made by Councilmember Arial to approve the lot line adjustment on the northwest corner of Sunland Drive as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Boulder Creek Crossing Phase 1, a 9-lot commercial subdivision located at 1450 South River Road; zoning is Planned Development Commercial.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Boulder Creek Crossing, Phase 1 as presented.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Meadow Pointe, a 30-lot residential subdivision located at 2720 East and 450 North; zoning is R-1-7.

MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for Meadow Pointe subdivision as presented.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Sand Cove at the Ledges, a 15-lot residential subdivision located at 1500 West Canyon Tree Drive; zoning is Planned Development Residential.

MOTION: A motion was made by Councilmember Baca to approve the preliminary plat for Sand Cove at the Ledges as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Northgate Peaks at the Ledges Phases 3 and 4, an 18-lot residential subdivision located at 5700 North Northgate Peaks Drive; zoning is Planned Development Residential.

MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for Northgate Peaks at the Ledges, Phases 3 and 4 as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Hidden Pinyon at the Ledges Phases 3 and 4, a 14-lot residential subdivision located at 5700 North Hidden Pinyon Drive; zoning is Planned Development Residential.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Hidden Pinyon at the Ledges, Phases 3 and 4 as presented.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Brookfield Estates Phase 3, a 7-lot residential subdivision located at 1060 West Shady Springs Drive; zoning is R-1-10. He mentioned that this was the area that was recently annexed into the city.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Brookfield Estates Phase 3 as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Sun River Phase 48, a 28-lot residential subdivision located at 1470 West Bluegrass Way; zoning is Planned Development Residential.

MOTION: A motion was made by Councilmember Baca to approve the preliminary plat for Sun River Phase 48 as presented.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Sycamore Phase 9, a 2-lot residential subdivision located at 2750 East and 3800 South; zoning is R-1-10.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Sycamore Phase 9, a 2 lot residential subdivision located at 2750 east and 3800 south as presented.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/BUDGET AMENDMENTS/RESOLUTION:

Public hearing to consider approval of amendments to the FY2015-16 Budget.

City Manager Gary Esplin explained the adjustments being proposed. He stated that the city needs to show the loan from the capital project fund to the general fund for the police vehicles leased for \$1,355,900. The next adjustment is to recognize the grant and improvements in the dispatch center for a project completed in the previous fiscal year. Payments to the Solid Waste District increased to handle the BluCan program. Recognition for the purchase of the Lunt property in downtown and other smaller adjustments were explained.

Mayor Pike opened the public hearing for comments. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the amendments to the FY 2015-16 budget as presented.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

INTERFUND LOAN/RESOLUTION:

Consider approval of a resolution authorizing an interfund loan from the Capital Projects Fund to the General Fund related to the purchase of thirty-five (35) police vehicles.

City Manager Gary Esplin explained that this resolution was explained previously as part of the budget amendment.

MOTION: A motion was made by Councilmember Bowcutt to approve the resolution authorizing an interfund loan from the Capital Projects Fund to the General Fund related to the purchase of thirty-five police vehicles.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

DIVISION OF STATE HISTORY GRANT:

Consider approval of a matching grant with the Division of State History for historic preservation projects.

City Manager Gary Esplin explained that the city participates in the "Certified Local Government" historic preservation program. As such, the city is eligible to receive a matching grant every two years. The city's Historic Preservation Commission recommends the \$3,000 grant for a workshop. The workshop will focus on restoration and maintenance of adobe brick on historic buildings. The anticipated participants would be contactors and property owners, as well as those interested in the topic.

MOTION: A motion was made by Councilmember Arial to approve a matching grant with the Division of State History for historic preservation projects.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Mayor Pike mentioned that there was a vacancy on the St. George Housing Authority Board, and he suggested appointing Gloria Shakespeare to the position vacated by long-time boardmember Richard "Blue Duck" Hafen. Mayor Pike mentioned that she has been on this board before as a Councilmember, so she already has an understanding of the workings of the board. He also mentioned that this is a 4 year term appointment.

MOTION: A motion was made by Councilmember Baca to appoint Gloria Shakespeare to the St. George Housing Authority Board.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated that there was a need for a brief closed session to discuss a possible property purchase.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Bowcutt to adjourn to closed session to discuss a possible property purchase.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Randall to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye
Councilmember Baca - aye

The vote was unanimous and the motion carried.

Annette Hansen, City Recorder